WARRANTY DEED

Karen Johnson Davidson County
Batch# 1195330 DEEDWARR
10/18/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20241018-0081068

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $389,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF OCTOBER, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3273LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Lindsey Tolbert	same	161-06-0A-164.00-CO
1323 Crown Point Place		
Nashville, TN 37211		

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M.T. POST AND S.S. POST, HUSBAND AND WIFE*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LINDSEY TOLBERT, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1323 Crown Point Place, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 17th day of October, 2024.

M.T. Post

S.S. Post

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, M.T. POST AND S.S. POST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 17th day of October, 2024.

Notary Public

My Commission Expires: 7-26-25

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 164 on the plan of Oakhill Townhomes, Phase 3 Lot 3, as shown as Exhibit "A-l" to the Second Supplemental Declaration of Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Billy G. Bloodworth and wife, Lori E. Bloodworth, as joint tenants with right of survivorship by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20110803-0059562 Register's Office for Davidson County, Tennessee, dated July 29, 2011 and recorded on August 03, 2011.

Being the same property conveyed to Nathaniel C. Bloodworth, an unmarried man by Warranty Deed from Billy G. Bloodworth and wife, Lori E. Bloodworth of record in Instrument No. 20130205-0011813 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 05, 2013.

Being the same property conveyed to Nathaniel C. Bloodworth and Melissa H. Bloodworth, husband and wife by Quitclaim Deed from Nathaniel C. Bloodworth of record in Instrument No. 20200603-0056941 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on June 03, 2020.

Being the same property conveyed to M.T. Post and S.S. Post by Warranty Deed from Nathaniel C. Bloodworth and Melissa H. Bloodworth, husband and wife of record in Instrument No. 20240724-0055850 Register's Office for Davidson County, Tennessee, dated July 23, 2024 and recorded on July 24, 2024.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

Being the same property conveyed to Lindsey Tolbert, a single woman by virtue of a deed from M.T. Post and S.S. Post recorded on _____, 20___ at Instrument #_____ in the official records of the Davidson County Recording Office

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 17, 2024.

J. Carlton Drumwright

October 17, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 17, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY